

**CONTEMPORARY TOWN CENTRE
OFFICE SUITE
TO LET (NEW LEASE)**

306 sq ft (28 sq m) approx.



1ST FLOOR OFFICES • 1-3 CHAPEL STREET • GUILDFORD • SURREY • GU1 3UH

LOCATION:

The premises are situated in the heart of Guildford Town Centre close to an array of shops and Restaurants including Cote and Gigging Squid and within close proximity to public car parks and, are within a 10 minute walk of Guildford main-line railway station (Waterloo – 30 minutes).

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

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- DESCRIPTION:** The premises are situated on the first floor and are arranged to provide a single open plan office. Additionally, there are separate male and female WC facilities and a kitchen.
- AMENITIES:**
- Town Centre Location
 - Wood Veneer Flooring
 - Separate Male/Female WC Facilities
 - Kitchen
 - Gas fired central Heating via wall mounted radiators
- ACCOMMODATION:** (all areas are Net)
Office: 306 sq ft 28 sq m approx.
- TERMS:** The premises are available by way of a new Lease for a term to be agreed.
- RENT:** £12,000.00 per annum exclusive.
- VAT:** VAT is applicable.
- BUSINESS RATES:** First Floor Left Rateable value - £4,000.00
NB: Prospective occupiers may benefit from 100% Business Rate Relief.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- SERVICE CHARGE:** The current service charge budget is £350.00 per quarter.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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